

PETITION FOR ZONING VARIANCE 84-313-SPHA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 250.6, B.C.Z.R. to permit parking within 0 feet of a residential zone boundary in lieu of the required 25 foot setback.

Adequate parking can only be practically provided if the parking spaces within the 25 foot setback are allowed, due to the size and topography of the site.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
North Park Associates
(Type or Print Name)
Signature
By: Jonathan W. Kolker, Managing Partner
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
John B. Howard
(Type or Print Name)
Signature
210 Allegheny Ave., P.O. Box 5517
Address
Towson, MD., 21204
City and State

Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of May, 1984, at 10:45 o'clock A.M.

(over)

PETITION FOR SPECIAL HEARING 84-313-SPHA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 800.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for parking in an RC-4 zone pursuant to Section 209.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
North Park Associates
(Type or Print Name)
Signature
By: Jonathan W. Kolker, Managing Partner
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
John B. Howard
(Type or Print Name)
Signature
210 Allegheny Ave., P.O. Box 5517
Address
Towson, Maryland 21204
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E.C.O.-No. 1

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: April 20, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
North Park Associates
SUBJECT: 84-313-SPHA

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

Case No. 84-313-SPHA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 3rd day of April, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner North Park Associates
Petitioner's Attorney John B. Howard, Esquire
Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 4, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

600
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Item No. 253 - Case No. 84-313-SPHA
Petitioner - North Park Associates
Special Hearing & Variance Petitions

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Evans, Hagan & Holdefer, Inc.
8013 Blair Road
Baltimore, Md. 21236

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #253 (1983-1984)
Property Owner: North Park Associates
E/S York Road 1079.25' N. Shawan Rd.
Acres: 0.088 District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

York Road (Md. 145) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The indicated "S. 00° 59' 45" E. 286.39' line" along the westerly side of York Road as widened, is shown as 283.92 feet in length on the "4th Amended Plat of North Park", recorded E.H.K., Jr. 50, Folio 149.

Baltimore County highway and utility improvements exist as secured by Public Works Agreement 88003, executed in conjunction with the development of the "Emory Benson Property", of which this property is a part.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #253 (1983-1984).

Very truly yours,
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:RAM:FWR:ss

Y-NE Key Sheet
73 & 74 NW 6 & 7 Pos. Sheets
NW 19 B Topo
42 Tax Map

Encl.

April 27, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #174 (1981-1982)
Property Owner: North Park Associates
E/S York Rd. and the easterly prolongation of the centerline of Shawan Rd.
Acres: 9.774 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and exist or are as secured by Public Works Agreement 88003, executed in conjunction with the development of the "Emory Benson Property".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #174 (1981-1982).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:RAM:FWR:ss

cc: Jack Winkley
Paul Koch

V-NE Key Sheet
73 & 74 NW 6 & 7 Pos. Sheets
NW 19 B Topo
42 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:



Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

April 2, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 4-3-84
ITEM: #253
Property Owner: North
Park Associates
Location: E/S York Road
(Route 45), 1079.25' N.
Shawan Road
Existing Zoning: R.C. 4
Proposed Zoning: Special
Hearing to approve a use
permit for parking in an
R.C. 4 zone. Variance to
permit parking within 0' of
a residential zone boundary
in lieu of the required 25'.
Acres: 0.088
District: 8th

Dear Mr. Jablon:

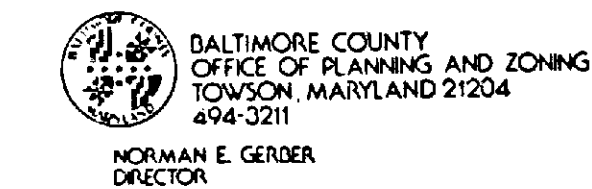
On review of the submittal of 2-23-84 for approval of a
variance in parking, the State Highway Administration finds
the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:rvd
cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-432-5052 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

4/4/84

Re: Zoning Advisory Meeting of 4/3/84
Item # 253
Property Owner: North Park Assoc.
Location: E/S York Rd. 1079.25' N. of
Shawan Rd.

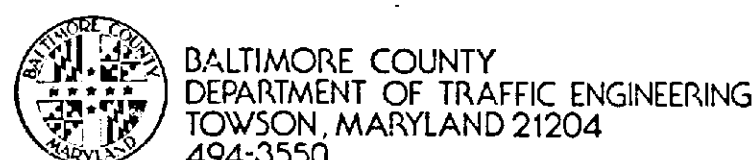
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☐ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior
to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- ☐ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board
on _____.
- ☐ Landscaping should be provided on this site and shown on the plan.
- ☐ The property is located in a deficient service area as defined by
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- ☐ The property is located in a traffic area controlled by a "D" level
intersection as defined by Bill 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- ☐ Additional comments:

Stephen G. Bels
Bureau of Engineering
Chief, Current Planning and Development

cc: James Hoswell



STEPHEN E. COLLINS
DIRECTOR

April 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. (253) 255, 256, and 257 ZAC-Meeting of April 3, 1984

Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item
numbers 253, 255, 256, and 257.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/cem

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 253, Zoning Advisory Committee Meeting of April 3, 1984

Property Owner: North Park Associates

Location: E/S York Road District 8

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or
installation of equipment for any existing or proposed food service facility,
complete plans and specifications must be submitted to the Plans Review
Section, Environmental Support Services, for final review and approval.
- ☒ Prior to new installation/s of fuel burning equipment, the owner should
contact the Division of Air Pollution Control, 494-3775, to obtain require-
ments for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required
for such items as spray paint processes, underground gasoline storage tank/s
(5,000 gallons or more) and any other equipment or process which exhausts
into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required
for any charbroiler operation which has a total cooking surface area of five
(5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to exist-
ing or construction of new health care facilities, complete plans and
specifications of the building, food service area and type of equipment to
be used for the food service operation must be submitted to the Plans Review
and Approval Section, Division of Engineering and Maintenance, State Department
of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming
pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage
facilities or other appurtenances pertaining to health and safety, two (2)
copies of plans and specifications must be submitted to the Baltimore County
Department of Health for review and approval. For more complete information,
contact the Recreational Hygiene Section, Division of Environmental Support
Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with
all Baltimore County regulations. For more complete information, contact
the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the
method providing for the elimination of waste oil must be in accordance
with Water Resources Administration requirements.

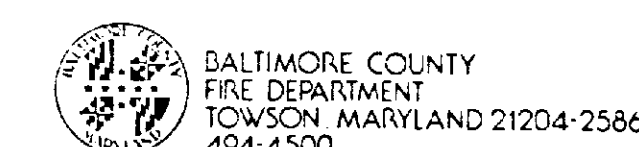
SS 20 1082 (1)

Zoning Item # 253 Zoning Advisory Committee Meeting of April 3, 1984
Page 2

- ☐ Prior to razing of existing structure/s, petitioner must contact the Division
of Water Quality and Waste Management at 494-3768, regarding removal and/or
disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned underground storage tanks containing gasoline, waste oil, sol-
vents, etc., must have the contents removed by a licensed hauler and either
be removed from the property or properly backfilled. Prior to removal or
abandonment, owner must contact the Division of Water Quality and Waste
Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
☐ The results are valid until _____
☐ Soil percolation test results have expired. Petitioner should contact
the Division of Environmental Support Services to determine whether
additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting
the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water
well yield test
☐ is not acceptable and must be retested. This must be accomplished
prior to conveyance of property and approval of Building Permit
Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be
verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydro-
geological Study and an Environmental Effects Report must be submitted.
- ☐ Others _____

David L. ...
Bureau of Environmental Services

SS 20 1283 (2) R



PAUL H. REINCKE
CHIEF

April 10, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: North Park Associates

Location: E/S York Road 1079.25' N. Shawan Road

Item No.: 253

Zoning Agenda: Meeting of 4/3/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

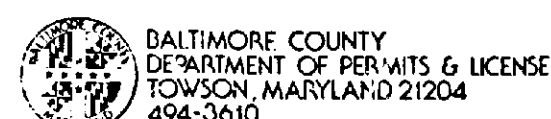
- ☒ 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 500 feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

/s/

FEB 6 1985



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

YED ZAKSNI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

April 10, 1984

Dear Mr. Jablon:

Comments on Item # 253 Zoning Advisory Committee Meeting are as follows:

Property Owner: North Park Associates
Location: 460' NE of York Rd., 1,079' NW of Shawan Rd., 8th District
Existing Zoning: R.C. 4
Proposed Zoning: Special Hearing to approve a use permit for parking in an R.C. 4 zone. Variance to permit parking within 0' of a residential zone boundary in lieu of the required 25'.

Acres: 0.088
District: 8th.

The items checked below are applicable:

- (1) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (2) A building/structure shall be required before beginning construction. See the permit fee schedule for various permits required.
- (3) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal &/or not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (4) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (5) An exterior wall situated within 6'0" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, Line 2, Section 1407 and Table 1002, also Section 931.1.
- (6) Requested variance appears to conflict with the Baltimore County Building Code, Section 5.
- (7) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (8) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (9) Comments - Handicapped parking spaces shall be placed in a location that does not compel the handicapped to pass behind parked vehicles, Section .05 of the Maryland State Handicapped Code. Signs for each space shall be as per Section .05. See F.H.W.A. design standard for signs. Show curb cuts, etc. If there is a flood plain on this property it should be shown.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
Beginning 460' NE of York Rd.: OF BALTIMORE COUNTY
1,079' NW of Shawan Rd.,
8th District
NORTH PARK ASSOCIATES, : Case No. 84-313-SPHA
Petitioner
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 24th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to John E. Howard, Esquire, 210 Allegheny Ave., P. O. Box 5517, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

PARKING AREA
February 22, 1984
Page Two

CONTAINING 0.088 acres of land, more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

RE: PETITIONS FOR SPECIAL HEARING : BEFORE THE
AND VARIANCE : DEPUTY ZONING
Begin. 460' NE of York Rd., 1,079' :
NW of Shawan Rd. - 8th Election :
District : COMMISSIONER
North Park Associates - Petitioner :
No. 84-313-SPHA (Item No. 253) : OF
BALTIMORE COUNTY

The petitioner herein seeks a variance to permit parking within zero feet of a residential zone boundary in lieu of the required 25 feet and a special hearing to approve a use permit for parking in an R.C.4 Zone. The subject property, depicted on the site plan as Lot 6, comprises 10.754 acres, more or less, of which 5.059 acres is zoned R.C.4 and 5.695 acres is zoned M.L.R. The parcel is part of an overall 28 acre office park.

The office building proposed for the site will contain 21,937 square feet on the ground floor and a total of 65,812 square feet on the second, third, and fourth floors and will require 205 parking spaces. The petitioner intends to provide 219 spaces and 7 handicap spaces. The additional parking area, as shown on Petitioner's Exhibit 1, requires spaces placed both zero feet from the M.L.R./R.C.4 zoning line and within the R.C.4 Zone. The impervious area for parking within the R.C. Zone would be 4,330 square feet. The petitioner wishes to provide a site-like site with interspaced plantings and green areas around the buildings. After an on-site inspection, consideration of the fact that Western Run Stream in Order Stream approximately one mile from the Loch Raven Reservoir, the size of the proposed parking lot within the R.C.4 Zone, the potential flush of oil, gas, etc. from rain run-off, and the stringencies as well as spirit and intent of both the R.C.4 regulations and Section 502.1 of the Baltimore County Zoning Regulations (BCZR), it is the opinion of the Deputy Zoning Commissioner that parking on the M.L.R. portion of the property within zero feet of the residential zone line could be accomplished without substantial injury

ORDER RECEIVED FOR FILING
DATE May 24 1984
BY May 24 1984

to the public health, safety and general welfare. On the other hand, parking within the R.C.4 Zone would be contrary to the spirit and intent of Sections 1A03 and 502.1 of the BCZR and could cause substantial injury to the public water supply, health, safety, and general welfare and would be detrimental to the watershed protection area of the County.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of May, 1984, that a variance to permit parking within zero feet of a residential zone boundary in lieu of the required 25 feet, is hereby GRANTED, from and after the date of this Order, subject to the approval of a revised site plan by the Office of Planning and Zoning, including the approval of any parking rearrangement and a landscaping plan by both the Deputy Zoning Commissioner and the Current Planning and Development Division.

IT IS FURTHER ORDERED that the herein Petition for Special Hearing to approve a use permit for parking in an R.C.4 Zone is hereby DENIED.

John M. Deery
Deputy Zoning Commissioner of
Baltimore County

PETITION FOR SPECIAL HEARING AND VARIANCE

8th Election District

ZONING: Petition for Special Hearing and Variance
LOCATION: Beginning 460 ft. Northeast of York Road, 1,079 ft. Northwest of Shawan Road
DATE & TIME: Tuesday, May 15, 1984 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

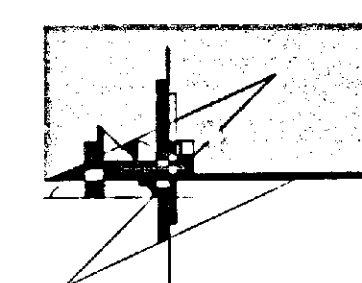
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for parking in an R.C. 4 zone, pursuant to Section 409.4 of the Baltimore County Zoning Regulations and Variance to permit parking within 0 ft. of a residential zone boundary in lieu of the required 25 ft. setback

Being the property of North Park Associates, as shown on the plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



EVANS, HAGAN & HOLDEFER, INC.

ENGINEERS, LAND PLANNERS & SURVEYORS
8013 BELAIR ROAD / BALTIMORE, MD. 21206 (301) 668-1501

February 22, 1984

DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCE TO
PERMIT PARKING WITHIN A PARKING SETBACK AREA
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the end of the 2nd of the two following courses and distances measured northerly and easterly from the point formed by the intersection of the centerline of Shawan Road as proposed, 120 feet wide, with the east side of York Road, 120 feet wide, referring all courses of this description to the Grid Meridian as established by the Baltimore County Metropolitan District (1) binding on said east side of York Road North 00 degrees 59 minutes 45 seconds West 1,079.25 feet and thence (2) North 89 degrees 00 minutes 15 seconds East 460.11 feet to the place of beginning, thence leaving said place of beginning and running the four following courses and distances, viz: (1) North 89 degrees 00 minutes 15 seconds East 25.26 feet, thence (2) southeasterly by a line curving to the left with a radius of 450.00 feet for a distance of 154.55 feet (the arc of said curve being subtended by a chord bearing South 19 degrees 18 minutes 29 seconds East 153.79 feet), thence (3) South 89 degrees 00 minutes 15 seconds West 28.14 feet, and thence (4) northwesterly by a line curving to the right with a radius of 475.00 feet for a distance of 153.58 feet (the arc of said curve being subtended by a chord bearing North 18 degrees 16 minutes 58 seconds West 152.91 feet) to the place of beginning.

CAMBRIDGE
LAUREL
WESTMINSTER

508 POPLAR STREET
100 WEST STREET
111 JOHN STREET

CAMBRIDGE MD 21013
LAUREL MD 20707
WESTMINSTER MD 21157

(301) 328-3300
(301) 780-8068
(301) 848-1700

84-313-SPHA

8th District

Begin. 460' NE of York Rd., 1079' NW of Shawan Rd.

North Park Associates

2 SIGNS

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8 Date of Posting: 5/15/84
Posted for: [Signature] Special Hearing
Petitioner: North Park Associates
Location of property: 460' NE of York Rd., 1079' NW of Shawan Rd.
Location of Signs: [Signature] [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: 6/25/84
Number of Signs: 2

ORDER RECEIVED FOR FILING
DATE May 24 1984
BY May 24 1984

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING
Re: Petition for Special Hearing and Variance
Reg. 460 ft. NE of York Rd., 1,079' NW
of Shawan Road
North Park Associates - Petitioner
Case No. 84-313-SPHA

TIME: 10:45 A.M.
DATE: Tuesday, May 15, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 128209

DATE: 5/7/84 ACCOUNT: R-01-615-000
AMOUNT: \$200.00

RECEIVED FROM: *[Signature]*
FOR: *[Signature]*
C 037*****20000 8222A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER

May 11, 1984

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

Re: Petitions for Special Hearing and Variance
Reg. 460' NE of York Rd., 1,079' NW of
Shawan Road
North Park Associates - Petitioners
Case No. 84-313-SPHA

Dear Mr. Howard:

This is to advise you that \$61.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130240

DATE: 5-16-84 ACCOUNT: R-01-615-000
AMOUNT: \$61.00

RECEIVED FROM: *[Signature]*
FOR: *[Signature]*
C 035*****61000 817A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING AND VARIANCE
An Ordinance of Baltimore County, Maryland
ZONING: Petition for Special Hearing and Variance
LOCATION: Petition for Special Hearing and Variance
DATE & TIME: Tuesday, May 15, 1984 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for Special Hearing and Variance under Section 807 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission should approve a use permit for zoning in an R-C zone pursuant to Section 804 of the Baltimore County Zoning Regulations and Variance in lot area within a 2 ft. of a residential zone boundary in line of the required 25 ft. setback. Being the property of North Park Associates, as shown on the plat plan filed with the Zoning Department.

CERTIFICATE OF PUBLICATION

TOWSON, MD, April 26, 1984.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 26th day of April, 1984, the first publication appearing on the 26th day of April, 1984.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$ 22.00

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CG, CA										
Reviewed by: <i>[Signature]</i>	Revised Plans: Change in outline or description _____ Yes Map # _____ No									
Previous case: 82-251A										

CERTIFICATE OF PUBLICATION
84-313-SPHA

Towson, Md. 5/15 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 25th day of April, 1984.

THE TOWSON TIMES
[Signature]

Cost of Advertisement: \$ 24.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4 Date of Posting: 4/29/84
Posted for: *[Signature]*
Petitioner: *[Signature]*
Location of property: Reg. 460' NE of York Rd., 1,079' NW of Shawan Rd.
Location of Signs: *[Signature]*
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 5/2/84
Number of Signs: 3

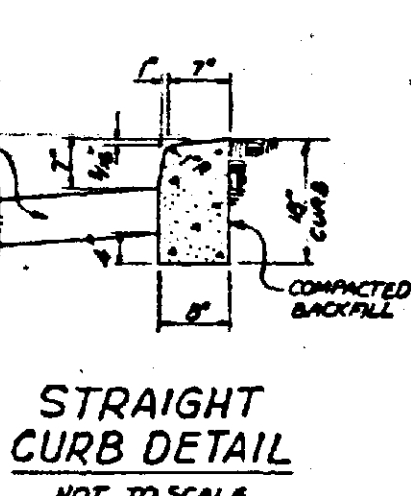
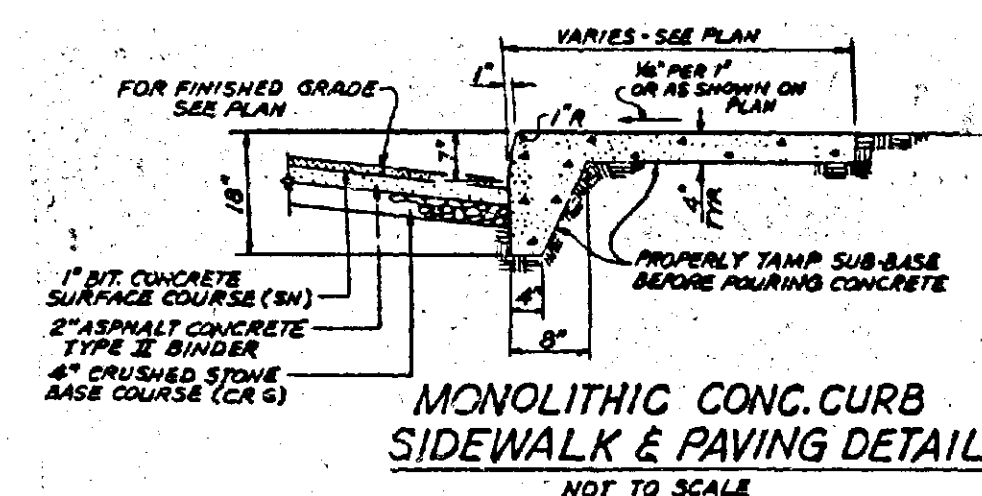
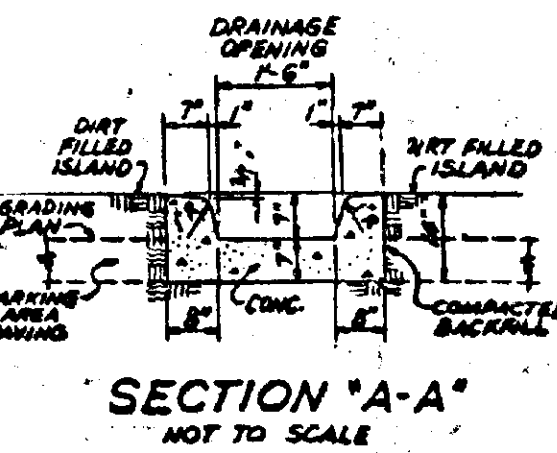
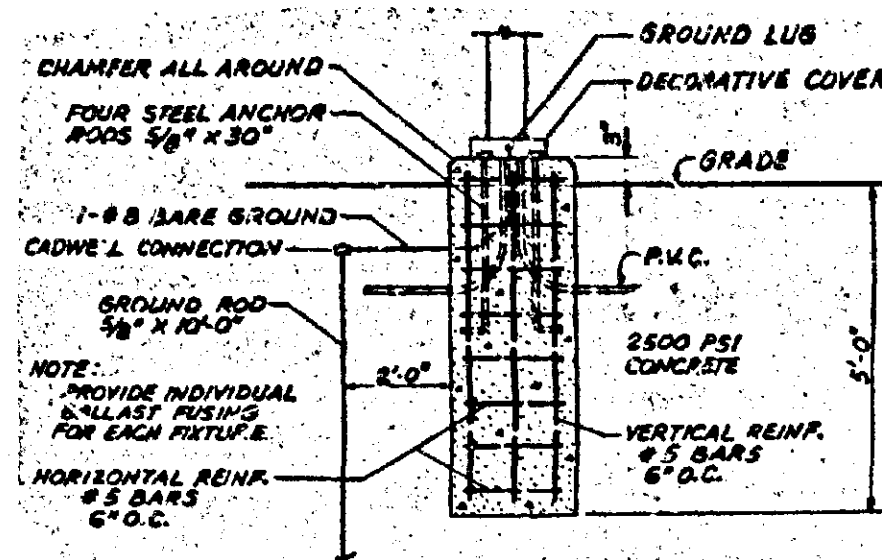
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130524

DATE: June 7, 1984 ACCOUNT: R-01-615-000
AMOUNT: \$85.00

RECEIVED FROM: *[Signature]*
FOR: *[Signature]*
C 035*****85000 812A

VALIDATION OR SIGNATURE OF CASHIER

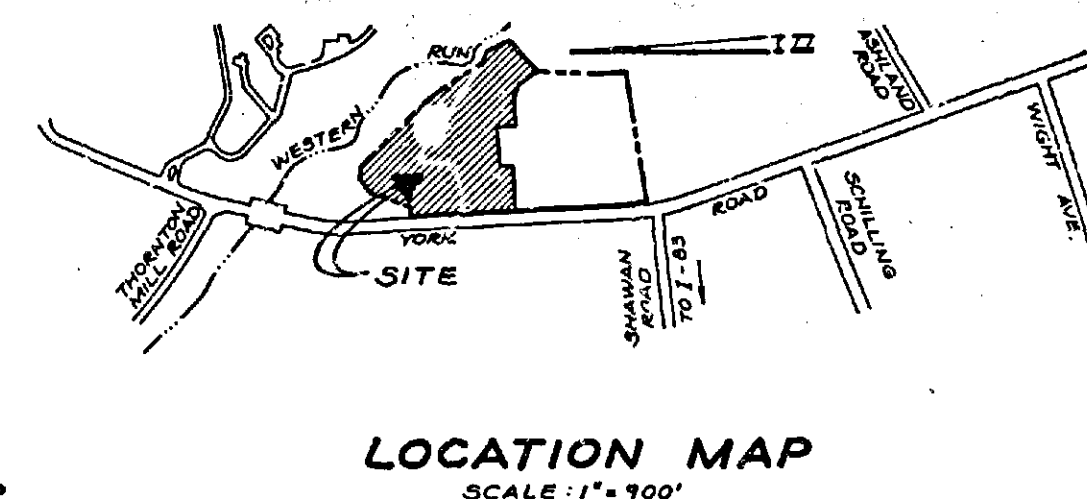


NOTE:
STRUCTURE TYPES ARE REFERRED TO BALTIMORE COUNTY STANDARDS. SEE MANUAL OF "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION."

STORM DRAIN STRUCTURE SCHEDULE				
END SECTIONS				
NO.	TYPE	INV. EL.	APRON SLAB EL.	
E5-1	A	268.91	268.76	
E5-2	A	264.70	264.05	
E5-3	A	267.01	268.91	
MANHOLES				
NO.	TYPE	INV. EL.	TOP EL.	
MH-1	B-3/4-SHALLOW	266.37	260.75	
INLETS				
NO.	TYPE	INV. OUT	TOP GRADE EL.	
I-1	3-COMBS	274.50	276.25	
I-2	3-COMBS	275.50	276.25	
I-3	3-COMBS	276.05	277.50	
I-3A	SEE NOTE "A"	277.73	281.35	
I-3B	SEE NOTE "A"	278.13	281.60	
I-3C	SEE NOTE "A"	278.53	281.70	
I-3D	SEE NOTE "A"	278.78	281.70	
I-3E	SEE NOTE "A"	277.48	281.50	
I-4	DOUBLE "S"	267.25	276.00	
I-4A	SEE NOTE "A"	276.14	281.00	
I-4B	SEE NOTE "A"	276.00	281.00	
I-4C	SEE NOTE "A"	277.12	281.00	
I-4D	SEE NOTE "A"	277.60	281.00	
I-4E	SEE NOTE "A"	278.00	281.00	
I-5	3-COMBS	269.42	273.05	
I-6	DOUBLE "S"	269.65	273.05	
I-7	3-COMBS	268.13	268.30	

NOTE "A":
SILL AND SPIGOT VITRIFIED CLAY OR CONCRETE PIPE 12" DIA. TO ACCEPT "NEENAH" R-4040 SERIES 14 3/4" DIA. GRATE.

- PARKING NOTES**
1. THE LAND ADJOINING THE BUSINESS OR INDUSTRY INVOLVED.
 2. ONLY PASSENGER VEHICLES MAY USE THE PARKING AREA.
 3. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING WILL BE PERMITTED.
 4. LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.
 5. SCREENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE SHALL BE PROVIDED.
 6. A PAVED SURFACE, PROPERLY DRAINED, WILL BE PROVIDED.



BENCH MARK
HUB NIX - 4488 ELEV. 260.15
7/8" IRON BAR IN EAST EDGE OF EAST SHOULDER OF YORK ROAD.

- LEGEND**
- G — GAS MAINS
 - RD — ROOF DRAINS (UNDER GROUND)
 - E — UNDER GROUND ELECTRIC SERVICE (BY BALTIMORE G & E CO.)
 - VALVE — VALVE
 - W — WATER MAINS
 - S — SANITARY SEWERS
 - D — STORM DRAINS
 - EXISTING CONCRETE CURBS
 - PROPOSED CONCRETE CURBS
 - EXISTING CONCRETE SIDEWALK
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED MONOLITHIC CONCRETE CURB & SIDEWALK
 - SHADED - PROPOSED PAVED AREAS
 - GARCO 4-1115 400 HPS 277 BRP
 - GARCO 4-1115 400 HPS 277 BRP

NOTE

TOTAL ACRES LOT NPG = 10.754 AS2
ACRES ZONE RC-4 = 5.057 AS2
ACRES ZONE MLC = 5.695 AS2
PROPOSED USE: 4-STORY OFFICE BUILDING
AREA OF BUILDING: GROUND FLOOR = 21037 SF
2ND, 3RD, 4TH FLOORS = 65812 SF
PARKING REQUIRED: GROUND FLOOR
2ND, 3RD, 4TH FLOORS
TOTAL PARKING REQUIRED = 205 SPACES
TOTAL PARKING PROVIDED = 270 SPACES & 7 H.C.
PROPOSED IMPERVIOUS AREA FOR PARKING IN RC-4 ZONE = 1.764

PLAT TO ACCOMPANY PETITION
FOR
ZONING VARIANCE & SPECIAL HEARING
FOR PARKING
ALTERNATE PLAN
LOT NPG
NORTH PARK
8TH ELECTION DISTRICT BALTIMORE CO. MD.

NORTH PARK ASSOCIATES - OWNER
THE BERKSHIRE CORP. - GENERAL MANAGER
5017 E. 204, THE GATEHOUSE @ NORTH PARK
COCHEYSVILLE, MD. 21030

PETITIONER
EXHIBIT 1

EVANS, HAGAN & HOLDEFER, INC.			
DATE	REVISED	BY	SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236			
13011 648 1301			
DRAWN BY	DATE	BY	DATE
CHECKED BY	DATE	BY	DATE
Drwg. No.			

YORK ROAD (MD. RTE. 45)

